



£325,000

Sullivan Way

Purbrook, PO7 5UY

PROPERTY SUMMARY

Located within walking distance of several very popular local schools we are delighted to offer for sale this extended 3 bedroom end terrace property in Sullivan Way. This impressive family home is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 well proportioned first floor bedrooms, a modern bathroom suite, through lounge/diner which opens on to a fabulous modern kitchen/breakfast room, conservatory and an impressive ground floor shower room. Externally there are gardens to the front and rear. Early interest is expected and internal viewings can be arranged by contacting us as sole agents today!





ENTRANCE HALL Radiator, under stair cupboard, stairs to first floor, doors to:

SHOWER ROOM 7' 02" x 5' 09" (2.18m x 1.75m) Window to front aspect, heated towel rail, shower, WC and hand wash basin with extensive vanity surround and cupboards under, spot lighting.

KITCHEN/BREAKFAST ROOM 11' 09" x 8' 11" (3.58m x 2.72m) Window and door to rear aspect, range of fitted cupboards, units and work surfaces with inset single bowl enamel sink unit and mixer tap, built in oven, hob and extractor, integrated fridge and freezer, under unit lighting, breakfast bar, spot lighting, open to:

LOUNGE/DINER 21' 06" x 9' 02" (6.55m x 2.79m) Windows to front and rear aspects, 2 radiators, electric fire and surround.

CONSERVATORY 19' 11" x 7' 07" (6.07m x 2.31m) Windows and double doors to rear garden, radiator, tiled flooring, utility area with work surface and cupboard, sink unit with mixer tap, plumbing for washing machine, space for tumble dryer.

FIRST FLOOR Landing - Airing cupboard housing boiler, access to loft, doors to:

BEDROOM 1 13' 08" x 10' 03" (4.17m x 3.12m) Window to rear aspect, radiator.

BEDROOM 2 10' 11" x 8' 10" (3.33m x 2.69m) Window to rear aspect, radiator.

BEDROOM 3 10' 05" x 7' 06" (3.18m x 2.29m) Window to front aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath, WC, hand wash basin, fully tiled.

OUTSIDE Front - Lawned front garden.

REAR GARDEN Mostly block paved with artificial lawn, outside tap and lighting, gated pedestrian access, large timber shed with light, power and external power points.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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